

PB# 85-47

**Helmer Office Building
(Executive Park)**

4-3-2.222

25-47 8-47

Executive Park One Site Plan

6/29/80

General Receipt			7604
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			May 15, 1986
Received of William F. Delmer			\$ 100.00
One Hundred and 00/100			DOLLARS
For Site Plan Approval (85-47)			
DISTRIBUTION			
FUND	CODE	AMOUNT	
Check # 1193		100.00	
By Pauline W. Townsend			
Town Clerk			
			Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

85-47

Date Received 6/7/85
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid \$25.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Helmer Office Building
2. Name of applicant Remick Architects & Planners Phone (914) 562-5226
Address 34 Rte. 17K, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record William Helmer Phone (914) 942-1330
Address 27 Central Drive, Stony Point, N.Y. 10980-2399
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Remick Arch. & Planners Phone (914) 562-5226
Address 34 Rte. 17K, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Leonard Schwall, Esq. Phone (914) 634-3696
Address 49 Maple Avenue, New City, N.Y. 10956
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the East side of Industrial Drive
(Street)
±180 feet South (direction)
of Route 17K (Street)
7. Acreage of parcel 1.73
8. Zoning district P.I.
9. Tax map designation: Section 4 Block 3 Lot(s) 2.222
10. This application is for the use and construction of a three-story office building
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership None
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this 31ST day of July, 1985.

[Signature] Applicant's Signature

[Signature] Title

ALICE J. NOTARY PUBLIC
NOTARY PUBLIC, State of New York
Qualified in Orange County
Reg. No. 4071925
Commission Expires March 30, 1987

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides
_____ in the
(Owner's Address)
county of _____ and State of _____
and that he is (the owner in fee) of _____ of the _____
(Official Title)
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the fore-
going application for special use approval as described herein.

Sworn before me this.
_____ day of _____, 198_____
(Owner's Signature)

Notary Public

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes X No
2. Will there be a major change to any unique or unusual land form found on the site? Yes X No
3. Will project alter or have a large effect on an existing body of water? Yes X No
4. Will project have a potentially large impact on groundwater quality? Yes X No
5. Will project significantly effect drainage flow on adjacent sites? Yes X No
6. Will project affect any threatened or endangered plant or animal species? Yes X No
7. Will project result in a major adverse effect on air quality? Yes X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . Yes X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . Yes X No
10. Will project have a major effect on existing or future recreational opportunities? . . . Yes X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes X No
13. Will project have any impact on public health or safety? Yes X No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . Yes X No
15. Is there public controversy concerning the project? Yes X No

PREPARER'S SIGNATURE:

Roy D. Thomson

TITLE:

Associate

REPRESENTING:

Remick Architects & Planners

DATE:

July 31, 1985



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

EXECUTIVE PARK ONE OFFICE BUILDING

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 8 April 1986.

 The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

The front (main entrance) is unacceptable. The main entrance must be easily accessable to the tower ladder truck. It is also felt that the concrete will not hold a 64,000 pound truck, and the planter in the middle will hinder truck set up in the event of fire.

We will accept a 20 foot wide fire lane across the front of the building, that will support a 64,000 pound truck within 20 feet from the building with no obstructions from the fire lane towards the building.

SIGNED: Richard Hotala

CHAIRMAN

Jan 13, 1986

PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the Site Approval _____
~~Subdivision~~ _____ as submitted by
REMICK ARCHITECT for the building or ~~subdivision~~
of EXECUTIVE PARK ONE has been reviewed
by me and is approved X disapproved _____

If disapproved, please list reason.

Paul V. Cuomo, P.E.
PAUL V. CUOMO, P.E.

Date

April 17, 1986

INTER-OFFICE CORRESPONDENCE

*Planning Bd
received 5/6/86
ph.*

TO: New Windsor Planning Board
FROM: Town Fire Inspector
DATE: 7 May 1986
SUBJECT: Executive Park One Office Building

Please be advised that at the Bureau of Fire Prevention meeting held on 6 May 1986, the aforementioned site plan was approved pending the inclusion of the following, as agreed upon by Mr. Roy Thompson, representative of Remick Architects and Planners.

- 1) Paving stone (8500 PSI minimum) be used for the entrance plaza.
- 2) The base material be compressed to eight (8) inches for item one (1).
- 3) Walk to be widened to ten (10) feet.
- 4) Curb of four (4) inches at the walk, for access of emergency vehicles.

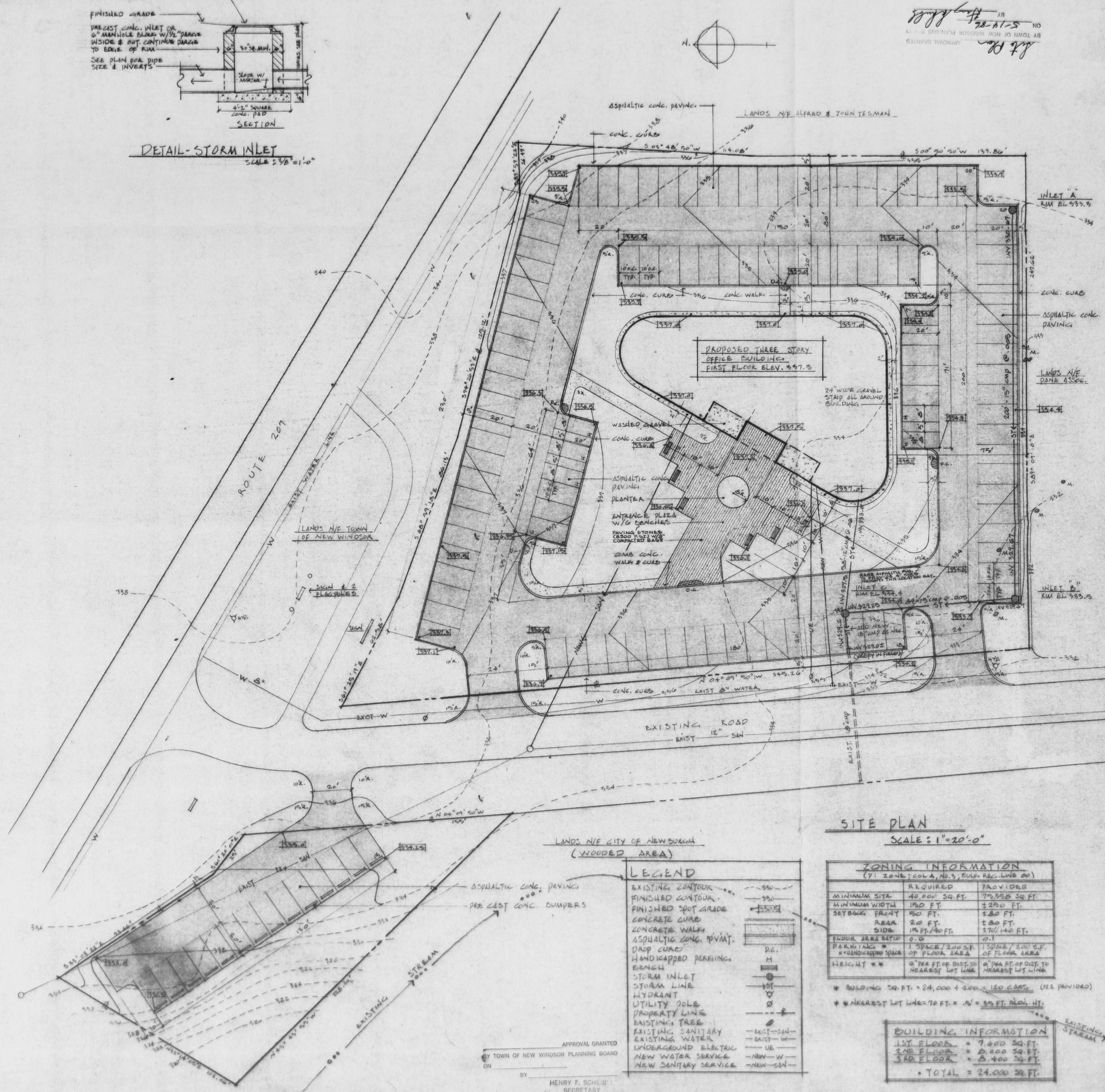
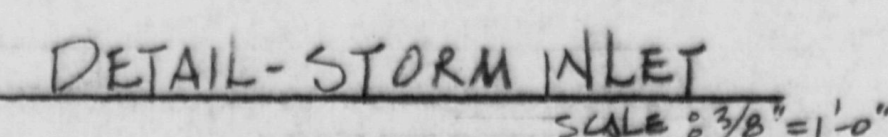
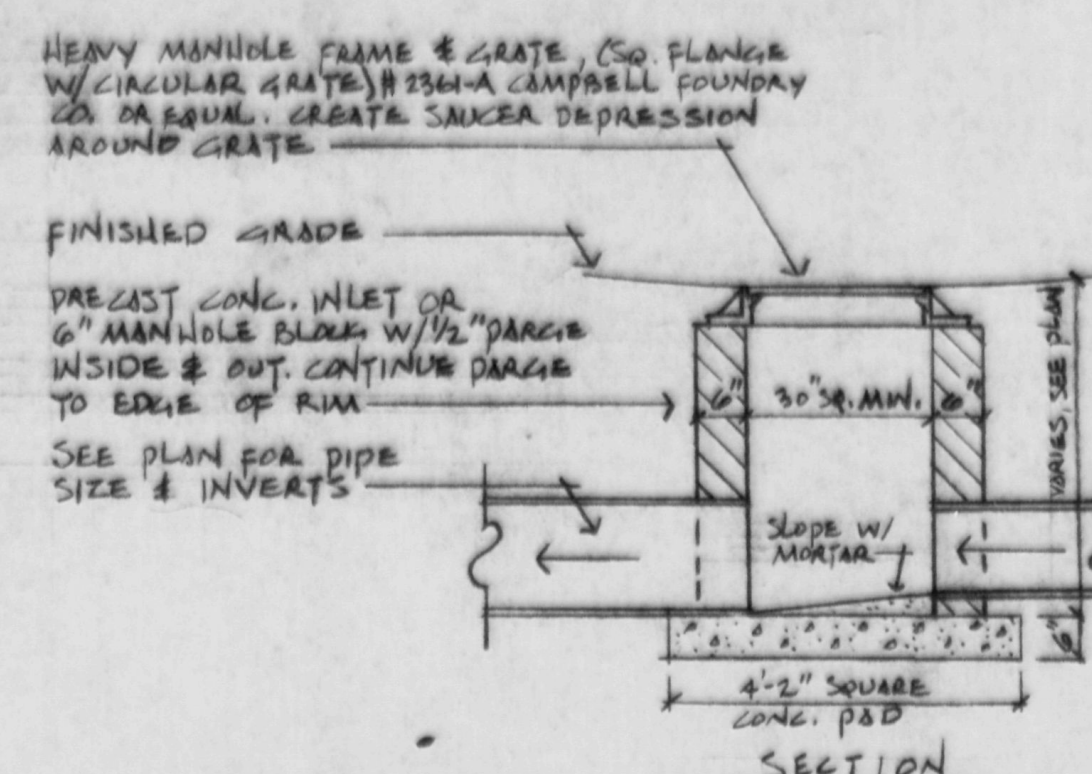
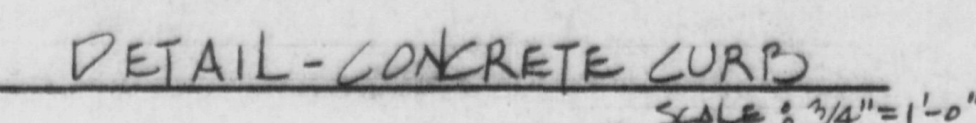
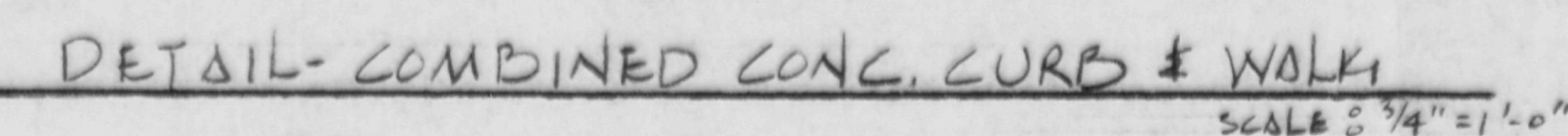
When the abovementioned items have been included on the site plan, and a copy placed on file with the Bureau of Fire Prevention, this site plan is approved.

Respectfully,



Robert F. Rodgers

cc: Town Building Inspector



ZONING INFORMATION		
(PI ZONE; COLA, NO.3; BULK REG. LINE 00)		
	REQUIRED	PROVIDED
MINIMUM SITE	40,000 SQ.FT.	75,350 SQ.FT.
MINIMUM WIDTH	150 FT.	250 FT.
SETBACK FRONT	50 FT.	20 FT.
REAR	20 FT.	20 FT.
SIDE	15 FT./40 FT.	7 FT./10 FT.
FLOOR AREA RATIO	0.6	0.1
PARKING	1 SPACE/200 SF.	1 SPACE/200 SF.
*MINIMUM OPEN SPACE	OF FLOOR AREA	OF FLOOR AREA
HEIGHT **	6' PER FT. OF DIST. TO NEAREST LOT LINE	6' PER FT. OF DIST. TO NEAREST LOT LINE

BUILDING INFORMATION	
1ST FLOOR	= 7,600 SQ. FT.
2ND FLOOR	= 6,000 SQ. FT.
3RD FLOOR	= 5,400 SQ. FT.
• TOTAL = 24,000 SQ. FT.	